

PRESIDENT ROOSEVELT SAID:

"TEXAS IS THE GARDEN SPOT OF THE LORD"

95,000 Acre Ranch of Dr. Chas. F. Simmons Now On the Market.

Here is Your Opportunity to Buy a Farm of from 10 Acres to 640 and Two Town Lots in This "Garden Spot" for \$210. Payable \$10 per Month Without Interest.

Investigation will show that this 95,000 acres comprises one of the finest bodies of Agricultural and Truck Farming land in the entire state, commencing about 38 miles south of San Antonio and about two miles south of Pleasanton (the county seat of Atascosa County), and extending through Atascosa and a part of McMullen Counties, to within 17 miles of my 60,000-acre Live Oak County Ranch, which I in four months last year, sold to 4,000 Home Seekers, on liberal terms, without interest on deferred payments, which gives the poor man, from his savings, a chance to secure a good farm and town lot for his home in town. I will donate and turn over to three bonded Trustees, \$250,000 from the proceeds of the sale of this property to the purchasers, as a bonus to the first railroad built through this property on the line which I shall designate.

This property is located on that middle plain between East Texas, where it rains too much, and the arid section of West Texas, where it does not rain enough.

Its close proximity to San Antonio, the largest city in the State, with a claimed population of over 100,000, enhances its value as a market for Agricultural and Truck farm products far beyond the value of similar land not so favorably located.

Topography.

Level to slightly rolling. Large, broad, rich valleys, encircled by elevations suitable for homes; 90 per cent. fine farming land, balance pasture land.

Forestry.

Ash, Elm, Gum, Hackberry, Live Oak, Mesquite, Pecan, abundant for shade, fencing and wood.

Soil.

About 60 per cent. rich, dark, sandy loam, balance chocolate or red sandy loam, usually preferred by local farmers, and each with soil averaging from 2 to 4 feet deep, with clay subsoil, which holds water.

Climate.

Mild, balmy, healthy, practically free from malaria, few frosts, no snow, no hard freezes; continuous sea breeze moderates extremes of heat and cold, producing warm winters and cool summers. Average temperature about 62 degrees.

Rainfall.

From the Government record, it is safe to assume that the rainfall on this property has been fully 35 inches per year, which is more than some of the old States have had, and is plentiful for ordinary crops properly cultivated, and for Grass Growing.

Improvements and Water.

This property is fenced and cross-fenced in many large and small pastures, with four barbed wires, with posts about 12 feet apart. Also a number of fine shallow wells.

Also a number of fine Lakes and Tanks.

Also, a number of fine flowing Artesian Wells, whose crystal streams flow for miles and miles down those creeks, whose broad, rich valleys, irrigable from those continuously flowing streams, make it the ideal place for the Marketing Gardener who desires to raise from two to three crops of marketable produce on the same ground every year.

Farming and Truck Farming.

Seasons never end.

This land is adapted to profitable culture of Beans, Cabbage, Celery, Cucumbers, Lettuce, Tomatoes, Beets, Carrots, Onions, Radish, Squash, Strawberries, Cauliflower, Okra, Oyster Plant, Peas, Raspberries, Turnips, Apricots, Cantaloupes, Grapes, Irish Potatoes, Olives, Sweet Potatoes, Bananas, Dates, English Walnuts, Figs, Melons, Peanuts, Barley, Blackberries, Broom Corn, Lemons, Plums, Tobacco, Alfalfa, Rye, Oranges, Peaches, Pecans, Corn, Cotton, Oats, Wheat, Apples, Pears.

Page 63 of the book entitled "Beautiful San Antonio," officially issued by the Business Men's Club of San Antonio, dated May, 1906, says:

"It is readily conceded by all those who know anything about Texas that the most prolific agricultural section is that which recognizes San Antonio as its logical center, particularly that portion directly south of San Antonio, with the Gulf of Mexico bordering on the southeast and the Rio Grande bordering on the south and west.

"Within the last four or five years, in the territory named, special attention has been given to growing vegetables, they maturing at a time when they secure the maximum prices on Northern markets, which markets they virtually invade without a competitor. The profit in growing vegetables in this territory will be seen by an examination of the following figures, secured from reliable sources, showing

Net Earnings Per Acre:

"Watermelons from \$75.00 to \$300.00.
"Cantaloupes from \$40.00 to \$75.00.
"Cabbage from \$125.00 to \$225.00.
"Cauliflower from \$75.00 to \$225.00.
"Beans and Peas from \$100.00 to \$125.00.
"Tomatoes from \$125.00 to \$400.00.

"Potatoes from \$60.00 to \$150.00.
"Onions from \$150.00 to \$300.00.
"Tobacco Peppers from \$500.00 to \$900.00 per acre.

"The Chicago Record-Herald publishing the following individual experiences in South Texas:

"Men who came here with \$500 and \$600 a few years ago are now independently rich.

"A young man who came to this country for his health, bought 18 acres and in one year cleared over \$5,000 from it, which was \$333.33 per acre.

"Another man, 65 years old, from 79 acres, sold \$5,000 worth of produce, from which he realized \$63.29 per acre and then raised a Cotton crop on part of it, which made him \$35 per acre, which made the same land net him \$98.29 per acre for that year.

"Another man from 30 acres in 1904 realized as follows: From Onions, \$2,226.91; from Cotton, \$1,800; 200 bushels Corn; 12 tons Hay; 5,000 pounds Sweet Potatoes.

"Another made \$3,200 from five acres of early Cabbage, which was \$640 per acre, and grew a second crop of Corn and Peas on the same ground that year.

"Another realized \$27,000 from 90 car loads of Cabbage, averaging \$300 per car, which was \$270.69 from each of the 130 acres he had planted.

"Another netted, above all expenses, \$50 per acre on Potatoes, and planted the same ground in Cotton that year from which he realized \$35 per acre, which made that ground yield him \$85 per acre.

"Another realized \$32,966 from 230 acres in Melons, which was \$143.33 per acre.

"Another netted \$21,000 from 35 acres in Onions, which was \$600 per acre.

"Another netted \$17,445, or \$79.25 per acre from nine cuttings of 220 acres in Alfalfa, which yielded in one year 2,475 tons and sold at \$11 per ton.

"Another received \$900 from one acre in Cauliflower; sown in July, transplanted in August, and marketed in December."

The same authority quotes the following statement from the Hon. Joseph Daily, of Chillicothe, Ill., who owns thousands of acres in the Illinois Corn Belt. He says:

"I am one of the heaviest taxpayers on farm lands in Mason and Tazewell Counties, Illinois, and I have been familiar with the conditions around San Antonio for 12 years. Any thrifty farmer can get rich, and make more money off of this cheap land, acre for acre, than any land in the State of Illinois, that sells from \$150 to \$225 per acre."

Come to the land of beautiful sunshine and almost perpetual harvest.

Where the people are prosperous, happy and contented.

Where the flowers bloom ten months in the year.

Where the farmers and gardeners, whose seasons never end, eat home-grown June vegetables in January, and bask in mid-winter's balmy air and glorious sunshine.

Where the land yield is enormous and the prices remunerative.

Where something can be planted and harvested every month in the year.

Where the climate is so mild that the Northern farmer here save practically all his fuel bills and three-fourths the cost of clothing his family in the North.

Where the country is advancing and property values rapidly increasing.

Where all stock, without any feed, fatten winter and summer, on the native grasses and brush.

Where the same land yields the substantial of the temperate and the luxuries of the tropic zones.

Where the farmer does not have to work hard six months in the year to raise feed to keep his stock from dying during the winter, as they do in the North and Northwest.

Where there are no aristocrats and people do not have to work hard to have plenty and go in the best society.

Where the natives work less and have more to show for what they do than in any country in the United States.

Where houses, barns and fences can be built for less than half the cost in the North.

Where sunstrokes and heat prostrations are unknown.

Where sufferers with Asthma, Bronchitis, Catarrh, Hay Fever and Throat Troubles find relief.

Where, surrounded by fruits and vegetables, which ripen every month in the year, the living is better and less expensive than in the North.

Where the water is pure, soft and plentiful.

Where the taxes are so low that the amount is never missed.

Where Public and Private Schools and Churches of all denominations are plentiful.

Where peace, plenty and good will prevail.

Where it is so healthy that there

are few physicians and most of them, to make a living supplement their income from other business.

\$1,000 Reward will be paid to any one proving that any statement in this advertisement is not true. Write for literature and name of nearest agent.

C. F. SIMMONS,
215 Alamo Plaza - San Antonio, Texas

Not Equal to Luxuries.

A dapper young man took a seat on a bench in Madison Square Park, says the New York Press. Sunning himself at the other end of the bench was as fine a specimen of the genus hobo as ever disfigured a landscape. After seating himself the dapper young man drew a handsome silver case from his pocket and extracted therefrom a cigarette. With the cigarette between his teeth, he drew out a silver match-box, to find it empty. Snapping down the lid, he turned to the tramp, hesitated, then said: "I beg pardon, my friend, but do you happen to have a match?" Hands plunged into his trousers' pockets and legs sprawled out before him, the tramp surveyed his neighbor with an air of deep melancholy. "Say," he muttered hoarsely, "who do you think I am—J. Pierpont Morgan?"

False Signal.

"You don't believe in romance, eh?" said the old bearded. "You bet your typewriter I don't," sighed the young man with the baggage around his head. "I had my share." "How was that?" "Well, you see I was forbidden to call on my best girl and every night she would sit out on the balcony and at a certain hour strike a match. That would be the signal for me to stick my head through the vines and kiss her." "Ah, very poetic." "Yes, but the other night I saw the match flare up, stuck my head through the vines and got the worst thrashing I ever received. You see, the old man happened to be out there lighting his pipe."

One Step at a Time.

It is wonderful how much practical wisdom about the smallest perplexities of daily life comes to men who keep both their feet and their wishes still until Providence—the world prefers to call it "circumstances"—clears a path for them. No doubt in all our lives there come times when we seem to have been brought into a blind alley, and cannot see where we are to get out; but it is very rare indeed that we do not see one step in advance the duty which lies next us. And be sure of this, that if we are content to see but one step at a time, and take it, we shall find our way made plain.—Rev. Alexander MacLaren.

Tom Reed's Birthplace.

The birthplace of the late Speaker Reed, which is about to be torn down, is in the heart of Portland's Italian quarter and is now a tenement, swarming with sons and daughters of sunny Italy. How much they are impressed with the greatness of their surroundings was shown when a visitor, desiring to get a look at the celebrated statesman's birthplace, asked a boy if he would show him the "Tom Reed house." "Tomma Reed! Tomma Reed! You mean Tomma Reed, da milkaman?"

Ruskin on Manual Labor.

We are always in these days endeavoring to separate intellect and manual labor; we want one man to be always thinking and another to be always working, and we call one a gentleman, and the other an operative; whereas the workman ought often to be thinking, and the thinker often to be working, and both should be gentlemen in the best sense. As it is, we make both ungentle, but one envying, the other despising his brother; and the mass of society is made up of morbid thinkers and miserable workers!

Care of a Canary.

When moving a canary from a small to a larger cage, you should take the trouble to satisfy yourself that the bird is not frightened in its new habitation, for it sometimes happens that it is absolutely afraid to fly down from its comparatively lofty perch, and thus gets starved to death because it cannot reach its food. If you see your bird in this dilemma, try and coax it down; and if it will not come, take hold of it gently and deposit it on the floor of the cage.

Norway's Lepor Hospitals.

Norway has five lepor hospitals, with about 600 patients.

LITTLE CAUSE FOR WORRY.

More or Less Glittering Salt Held Out to Cow Punchers.

Over in the Salmon river meadows country, in Idaho, ranged a wild and woolly bunch, of long-haired cow punchers, whose knowledge of the world was confined mainly to trips after cattle into surrounding counties. Into this reckless but verdant community there came the smooth-tongued representative of a wild west show, who hired several riders at a high salary to do a hair-raising act, the chief feature being that they should appear to be thrown from their horses and dragged by the foot.

After they had practiced in a corral for a while one of them loosened himself and rising from the dirt, disheveled and dazed, inquired:

"Say, mister, ain't this rather dangerous? We might get killed."

"That's all right," chirped the show's representative cheerfully.

"Your salary will go on just the same."—Lippincott's Magazine.

THE REORGANIZED NEW YORK LIFE INSURANCE COMPANY.

The new Board of Trustees of the New York Life Insurance Company, chosen by the policyholders under the Armstrong laws, has taken charge of the company's affairs and has begun the work of reorganization.

In choosing the principal officers of the company, the Board has adhered to the idea that a life insurance company should be managed by life insurance men. The new president is Darwin P. Kingsley, a college bred man of good New England stock, who has been in the company's service in a variety of capacities for a period of nearly twenty years. In the parlance of life insurance, he "began with the rate book" and has advanced step by step up to his present position.

The first vice president of the company is Thomas A. Buckner, who has served the company for more than a quarter of a century,—indeed has never had any other business connection.

Associated with these men are others long trained in the company's service, each an expert in his own department of work. Wm. E. Ingersoll, who has for many years had charge of the company's great business in Europe, is one of the second vice presidents, and will continue at the head of the company's office in Paris.

Rufus W. Weeks, who has been in the company's service for nearly forty years, ranks next to Mr. Buckner as vice president, and continuous as chief actuary of the company.

The policyholders have expressed their belief in this company in no uncertain terms. The upheaval in life insurance within the last two years has resulted in a great deal of misunderstanding and policyholders, alarmed on matters which were not very clear to them, have been disposed to give up their contracts at a heavy sacrifice. This has not been true in the New York Life to any great extent. The company had \$2,000,000,000 insurance on its books when the life insurance investigation began, and while the laws of the State of New York now do not permit any company to write over \$150,000,000 a year (which is about one-half the New York Life formerly did), the company's outstanding business still exceeds \$2,000,000,000.

Policyholders generally will be still further reassured by this action of the Board, as it places at the head of the company to protect their interests men of thorough training and unexceptionable character.

Injury from Mosquitoes.

New Jersey has many places ideal in situation and accessibility, and one such place developed rapidly to a certain point and there it stood, halted by the mosquitoes that bred in the surrounding marsh lands. Country club, golf, tennis and other attractions ceased to attract when attention was necessarily focused on the biting or stinging pests that intruded everywhere, and the tendency was to sell out. But the owners were not ready to quit without a fight, and an improvement society was formed which consulted with my office and followed my advice. In one year the bulk of the breeding area was drained, mosquitoes have since been absent almost entirely; one gentleman, not a large owner, either, told me his property had increased \$50,000 in value, and new settlers began to come in. This year one of the worst breeding areas of the olden day was used as a camping ground, and 100 new residences are planned for next year.—Prof. John B. Smith, in the Popular Science Monthly.

Just the Size.

"I understand that dere will be several bogus animals on de stage," said the long and lanky tramp as he read the sign "Supes Wanted."

"Yes," replied the short and stout wayfarer, "I am going to play de head of de elephant and me fat pardner is going to play de hind legs."

"Hm! Then I suppose dere is no chance for a tall, thin supe like me!" "Oh, yes, pard, you could play de neck of de giraffe."

AROUND THE HOUSE

BEAUTY AND COMFORT IN APPOINTMENTS.

Plants for the Window Garden—Chintz and Light Washable Material Make Effective Hangings—Burlap to Be Popular.

If one can get plants for the window garden from a florist, it is desirable to do so, as they will be well established in pots and may be transferred with little checking of their growth. For attaching boxes to the house, many sizes and varieties of metal brackets can be purchased at the hardware stores. These should be held in place by long screws that run directly into the upright joists of the house, and it is desirable to paint them the same color as the building.

This is the season when chintz, linen taffeta and cretonne seem the most beautiful fabrics in the shops. The various designs in flowers look almost real, and each year are prettier. Nearly every summer home, as well as many of the winter ones, are now hung with washable materials. They may be had in subdued or gay colorings. A room in which nothing clashes, though done in cretonne and wicker, is often more effective than one with massive furniture and heavy hangings.

One can now buy almost everything made in cretonne, from bed covers, window hangings, hat and shirt-waist boxes, to desk sets and bureau accessories.

If you cannot afford to have wicker furniture, and the old must be covered, have the slips made of flowered cretonne or linen taffeta. They are much newer and brighter than the old-fashioned ecru ones. The flowered effects will give a cool appearance to the room. If a good quality is purchased, it will launder well. Do not have several kinds of figured material in one room, or it will have an inharmonious appearance.

Burlap is surely having its day this season and bids fair to become more popular as the summer advances. Not only are the curtains, table covers and sofa pillows made from this material, but bureau covers and dressing table covers, many elaborately embroidered, are shown. However, burlap does sound a trifle heavy for one's dressing table in the summer, but the cushions for the window seats are certainly artistic and satisfying if chosen in the quiet tones of brown or green. Natural colored burlap is the most durable for the covering of window cushions, as the sun is often very bright in that spot. Some of these cushions lace at the edge with cord or can be coarsely buttonholed with a heavy rope silk of the same color.

French Salad.

Peel three Spanish onions, scoop a teaspoonful of the center of each, and half fill the cavity with butter and a seasoning of salt and pepper; put in a baking pan and cook in a moderate oven until brown. When the onions are cold cut them into quarters and place them on a bed of watercress; skin and bone a half dozen sardines and lay them on the quarters of onion. Make a mayonnaise dressing, to which add one teaspoonful of curry powder, and pour over the onions and sardines. Garnish with hard boiled eggs, sliced, and sprinkle over all a little chopped parsley and chervil. Curry may be omitted.

Gingered Pears.

Four pounds pears, three pounds sugar, one gill water, two lemons cut in rings, one-half ounce ginger root. Have the pears a little green, cut in strips and cook with the other ingredients until the pear is transparent. Place in jars while hot, fill to overflowing and quickly screw on the tops. Invert the jars as a final test as to air tightness and tighten further if necessary.

About the Garden.

Seedlings should never be taken direct from the greenhouse to the garden. You should harden them off gradually by putting the boxes out of doors whenever the weather is suitable during the daytime, says Home Chat.

A few days of such airing makes all the little plants sturdy and independent, so that when they are carefully transferred from the boxes to the flower beds they suffer no shock from the sudden change.

Doing up Chamol's Gloves.

Chamol's gloves, so popular this season, should be washed on the hands. After making a good lather, squeeze and rub as though washing the hands, and then rinse in cold water. Wipe with a soft linen cloth, but not with enough friction to wear. When dry, push into shape with the glove stretcher.

There is something uncanny about the mother who admits that her boy may have been just as much to blame as her neighbor's child.